



CARL LODGE CTS 10061

BALANCE SHEET

AS AT 17 MARCH 2025

	ACTUAL 17/03/2025	ACTUAL 31/07/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	12,218.31	(429.87)
Sinking Fund	51,561.71	44,174.67
<u>TOTAL</u>	<u>\$ 63,780.02</u>	<u>\$ 43,744.80</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	63,472.02	52,049.98
<u>TOTAL ASSETS</u>	<u>63,472.02</u>	<u>52,049.98</u>
<u>LIABILITIES</u>		
Accruals	(308.00)	(308.00)
Levies In Advance	0.00	8,613.18
<u>TOTAL LIABILITIES</u>	<u>(308.00)</u>	<u>8,305.18</u>
<u>NET ASSETS</u>	<u>\$ 63,780.02</u>	<u>\$ 43,744.80</u>



CARL LODGE CTS 10061

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2024 TO 17 MARCH 2025

	ACTUAL 01/08/24-17/03/25	BUDGET 01/08/24-31/07/25	VARIANCE %	ACTUAL 01/08/23-31/07/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	16,465.04	16,465.00	100.00	15,581.12
Interest On Overdue Levies	35.89	0.00		0.00
<u>TOTAL ADMIN. FUND INCOME</u>	16,500.93	16,465.00		15,581.12
<u>EXPENDITURE - ADMIN. FUND</u>				
Audit Fees	0.00	0.00	0.00	308.00
Bank Charges	9.50	20.00	47.50	20.90
Cleaning	331.24	650.00	50.96	635.44
Electricity	126.48	750.00	16.86	702.71
Gardening	583.00	920.00	63.37	906.40
Insurance	0.00	6,300.00	0.00	6,098.61
Insurance Work Cover	200.00	200.00	100.00	200.00
R & M - Building / General	211.20	200.00	105.60	0.00
R & M - Electrical	0.00	200.00	0.00	151.25
R & M - Plumbing	0.00	275.00	0.00	0.00
R & M - Fire Control	250.00	350.00	71.43	300.50
R & M - Pest Control - Rats	252.00	600.00	42.00	845.00
Maint. Report & Safety Audit	0.00	900.00	0.00	790.00
Strata Management Fees	965.60	1,470.00	65.69	1,382.40
Strata Management Admin/Other	564.56	1,200.00	47.05	1,126.00
Strata Management Disbursement	215.04	330.00	65.16	307.92
Strata Management Extra Servs	(169.70)	600.00	(28.28)	1,222.91
Valuation Report	0.00	0.00	0.00	441.00
Water Rates	313.83	1,500.00	20.92	1,375.21
<u>TOTAL ADMIN. EXPENDITURE</u>	3,852.75	16,465.00		16,814.25
<u>SURPLUS / DEFICIT</u>	<u>\$ 12,648.18</u>	<u>\$ 0.00</u>		<u>\$ (1,233.13)</u>
Opening Admin. Balance	(429.87)	(429.87)	100.00	803.26
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 12,218.31</u>	<u>\$ (429.87)</u>		<u>\$ (429.87)</u>



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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 AUGUST 2024 TO 17 MARCH 2025

	ACTUAL 01/08/24-17/03/25	BUDGET 01/08/24-31/07/25	VARIANCE %	ACTUAL 01/08/23-31/07/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	7,387.04	7,387.00	100.00	7,387.28
<u>TOTAL SINKING FUND INCOME</u>	<u>7,387.04</u>	<u>7,387.00</u>		<u>7,387.28</u>
<u>EXPENDITURE - SINKING FUND</u>				
R & M - Building / Grounds	0.00	0.00	0.00	2,365.00
R & M - Plumbing	0.00	0.00	0.00	1,757.80
<u>TOTAL SINK. FUND EXPENDITURE</u>	<u>0.00</u>	<u>0.00</u>		<u>4,122.80</u>
<u>SURPLUS / DEFICIT</u>	<u>\$ 7,387.04</u>	<u>\$ 7,387.00</u>		<u>\$ 3,264.48</u>
Opening Sinking Fund Balance	44,174.67	44,174.67	100.00	40,910.19
<u>SINKING FUND BALANCE</u>	<u>\$ 51,561.71</u>	<u>\$ 51,561.67</u>		<u>\$ 44,174.67</u>



EAGLE BODY CORPORATE
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CARL LODGE CTS 10061

LOT BALANCE REPORT

17 March 2025

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Sinking Fund</u>	<u>Other</u>	<u>Total</u>
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